



90-90A Croft Road, Nuneaton, CV10 7DN
£200,000

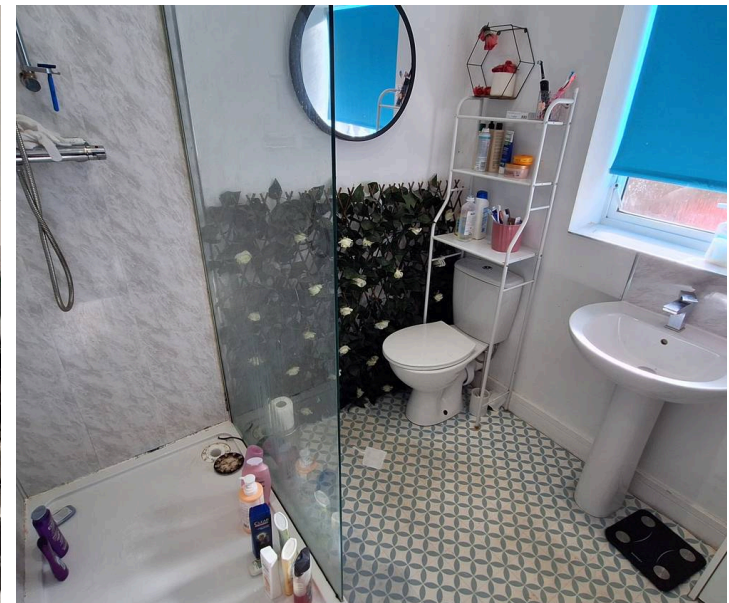
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90-90A Croft Road

Nuneaton

- One Freehold House
- Four Bedsits
- Two Ground Floor Bedsits
- Two First Floor Bedsits
- Garden to the Rear
- 13.6% Yield
- EPC Ground Floor D (67)
- EPC Top Floor C (70)
- Council Tax Band A

Great Investment with a 13.6% Yield. One freehold house split into four bedsits, two on the ground floor and two on the first floor. Ground floor features: two bedrooms, kitchen, bathroom, first floor features: two bedrooms both with en-suite shower rooms and kitchen. Externally there is an enclosed garden to the rear.



Accommodation Comprises

On the ground Floor

Entrance hall

Door to the side, door to kitchen, doors to bedroom 1 & 2.

Bedroom One

Double glazed window to front.

Bedroom two

Double glazed window to rear.

Kitchen

Double glazed window to the side, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, space for fridge/freezer, integrated electric oven and four ring gas hob with cooker hood.

Lobby

Double glazed window to the side, plumbing for washing machine, door to shower room.

Shower Room

Opaque double glazed window to the side, shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail.



First Floor 90a

Entrance Hall

Door to the side, stairs to first floor, doors to bedrooms and kitchen.

Bedroom One

Double glazed window to front, door to en-suite shower room.

En-Suite Shower

Shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail.

Bedroom Two

Double glazed window to rear.

En-Suite Shower Room

Double glazed window to side, shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail.

Kitchen

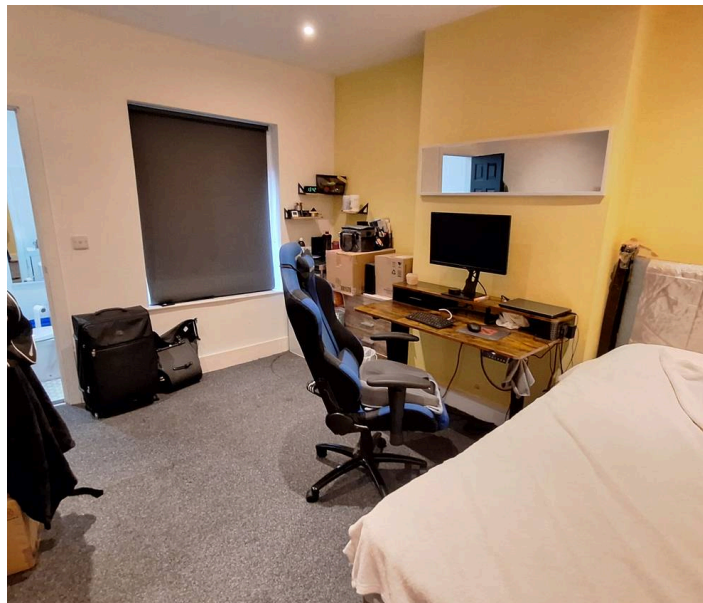
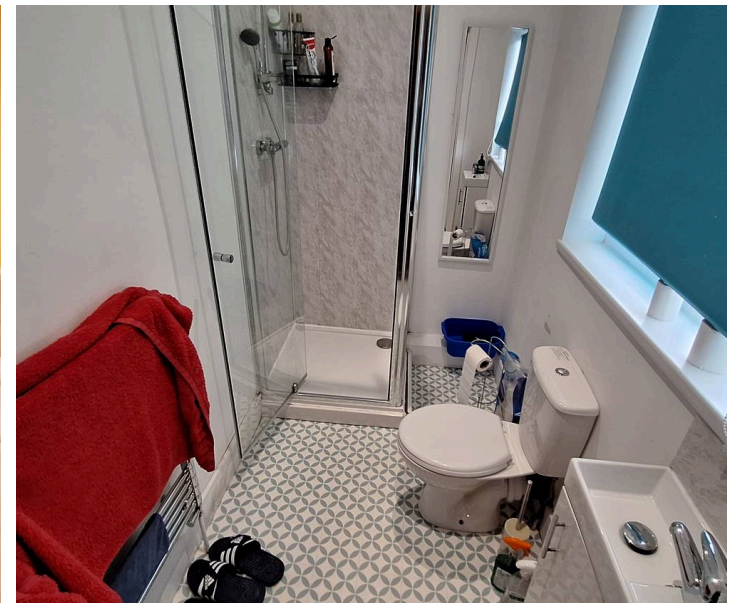
Double glazed windows to the rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated electric oven, four ring gas hob with cooker hood, plumbing for washing machine.

Rear Garden

Patio garden enclosed by timber fence and wall boundary.

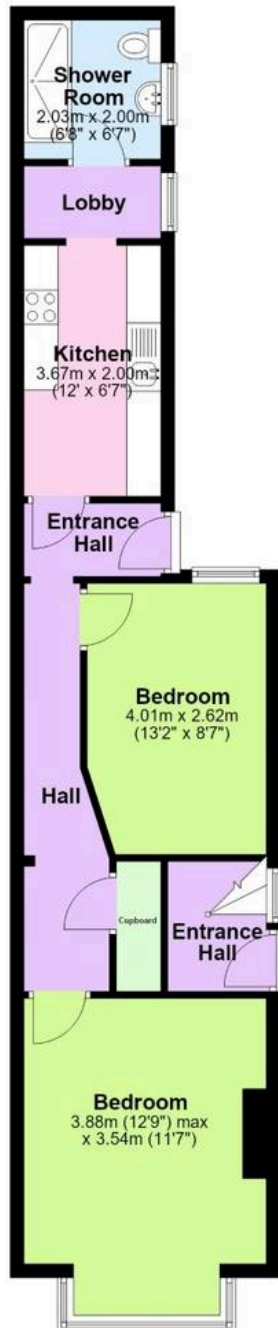
Rents payable at present

Room 1 - £575 pcm Room 2 - £525 pcm Room 3 - £595 pcm Room 4 - £575 pcm



Ground Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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